

PUBLIC NOTICE

**TOWN OF NEW BOSTON, N.H.
New Boston Planning Board
Notice of Public Hearing - Zoning Ordinance**

Notice is hereby given of a Public Hearing to be held in the New Boston Town Hall starting at **6:30 P.M. +/-, on Tuesday, December 23, 2014**, to consider the proposed amendments to the Zoning Ordinance, as follows:

ARTICLE II ESTABLISHMENT OF DISTRICTS AND DISTRICT REGULATIONS

Section 204.4 "R-A" Residential & Agricultural

Amend existing section 204.4 to include a prohibition on backlots on non-connecting streets.

Section 204.6 Wetlands Conservation and Stream Corridor District

Amend Section 204.6 E.3.1 l. to delete reference to Site Specific Soils Maps; and Section 204.6 E 5.d. to allow partial bond releases for work performed.

Section 206 Special Exceptions

Amend Section 206.1, General Provisions, sub-section B. Expiration, to change the time period for initiating a Special Exception from one year to two years per NH RSA 674:33.

ARTICLE III GENERAL PROVISIONS

Section 318 Signs

Amend Section 318.2, Definitions, sub-section 318.2, Sign, D., to include signs directing traffic to a business or other location up to 6 square feet as a sign not requiring a permit.

Section 322 Destruction of Property

Add a new section, Section 322, Destruction of Property, to require removal and/or repair of destroyed property within one year of destruction.

ARTICLE IV SPECIAL PROVISIONS

Section 401 Open Space Development Standards

Amend Section 401.4, General Requirements, sub-section 401.4 B. Permitted Uses, to delete two family dwellings from Open Space Developments; and section 401.4, General Requirements, sub-section 401.4 C. Permitted Density, to include a new sub-section, Permitted Density on Non-Connecting Streets.

Section 404 Accessory Dwelling Units

Amend Section 404.3, Requirements/Limitations, to make clear that accessory dwelling units are not permitted in Open Space Developments.

ARTICLE VI DEFINITIONS

Section 602 Term Definitions

Amend the definition of Sawmill to add the word "Commercial" in the first sentence and to delete the second sentence in its entirety; Add a definition of Street, Non-Connecting.

ARTICLE VII ADMINISTRATION AND ENFORCEMENT

Section 706 Variance

Amend Section 706.1, to refer to NH RSA 674:33 regarding variance criteria and time limits.

COPIES OF THE FULL TEXT OF THE AMENDMENTS PROPOSED BY THE PLANNING BOARD ARE AVAILABLE at the Town Hall Planning Department free of

charge, during regular business hours, are posted in Town at TD Bank, Whipple Free Library, Post Office, Dodge's Store, Town Hall Lobby, and Planning Dept. bulletin board for viewing only, are posted on the Town's website www.newbostonnh.gov and will be available at the public hearing.

12/2/14

New Boston Planning Board